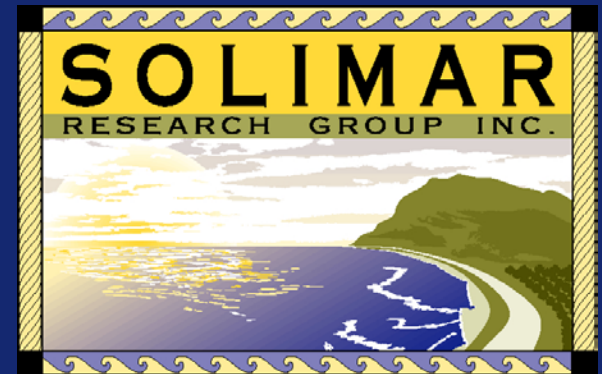


How To Save The World

William Fulton
Haagen-Smit Symposium
April 10, 2008



Eastern Sprawl



California Sprawl



Eastern Density



California Density



déjà vu All Over Again

- 20 Years of Not Passing Growth Management Legislation
- 20 Years of Not Implementing Growth Management Legislation That Passed (AB 857 etc)
- 20 Years of Unsuccessfully Implementing Mutual Regional Accountability (RHNA)
- 30 Years of by Planning by Reacting (CEQA)
- The Enviro-Builder-Local Stalemate

The Problem

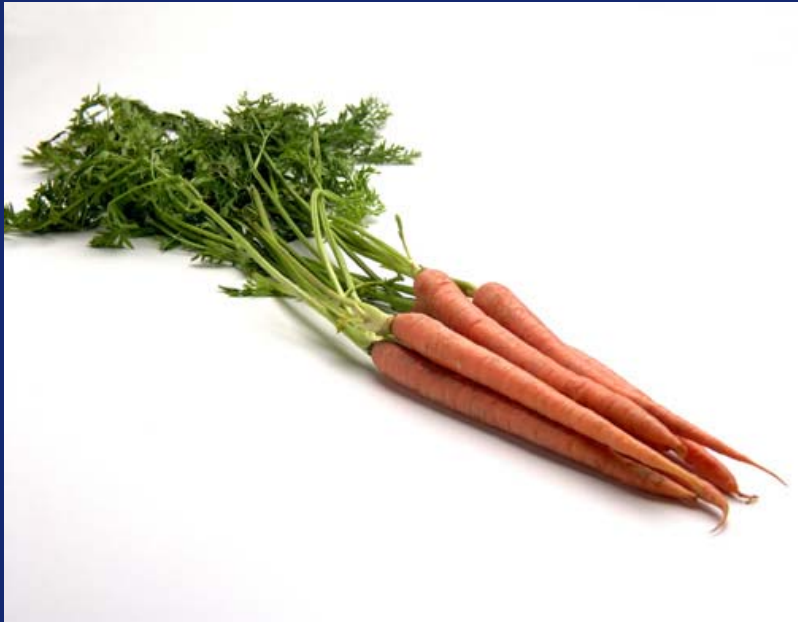
AB 32 set the bar very high

We must reduce VMT in order to meet
AB 32 targets.

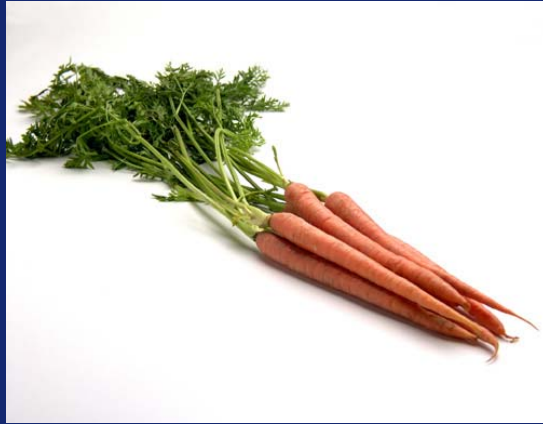
Our Choices:

- *Do really hard things nobody wants to do*
- *Pretend to do really hard things so we all feel good*
- *Do things we haven't thought of before*

What We Have To Work With



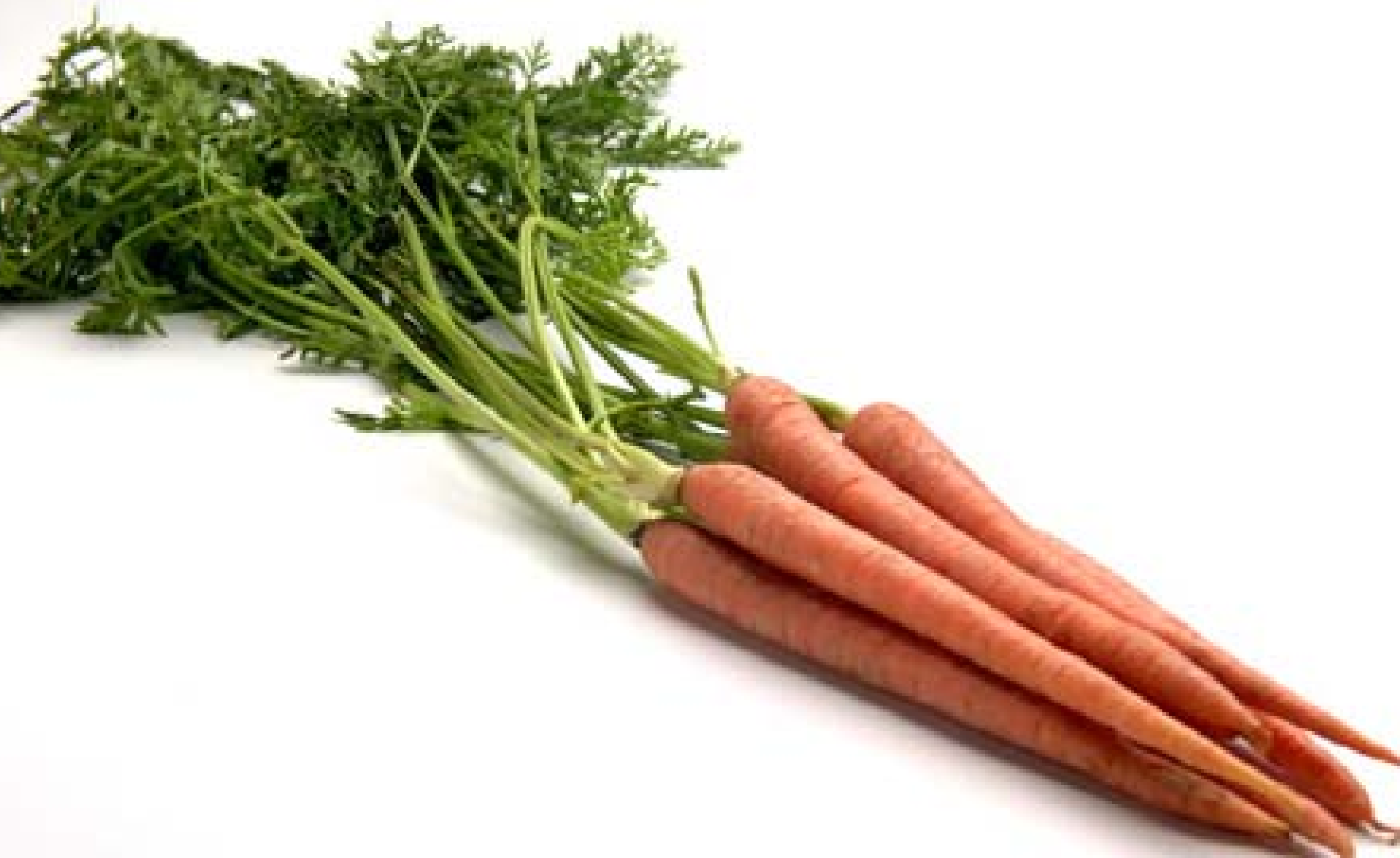
Last Fall's Solution



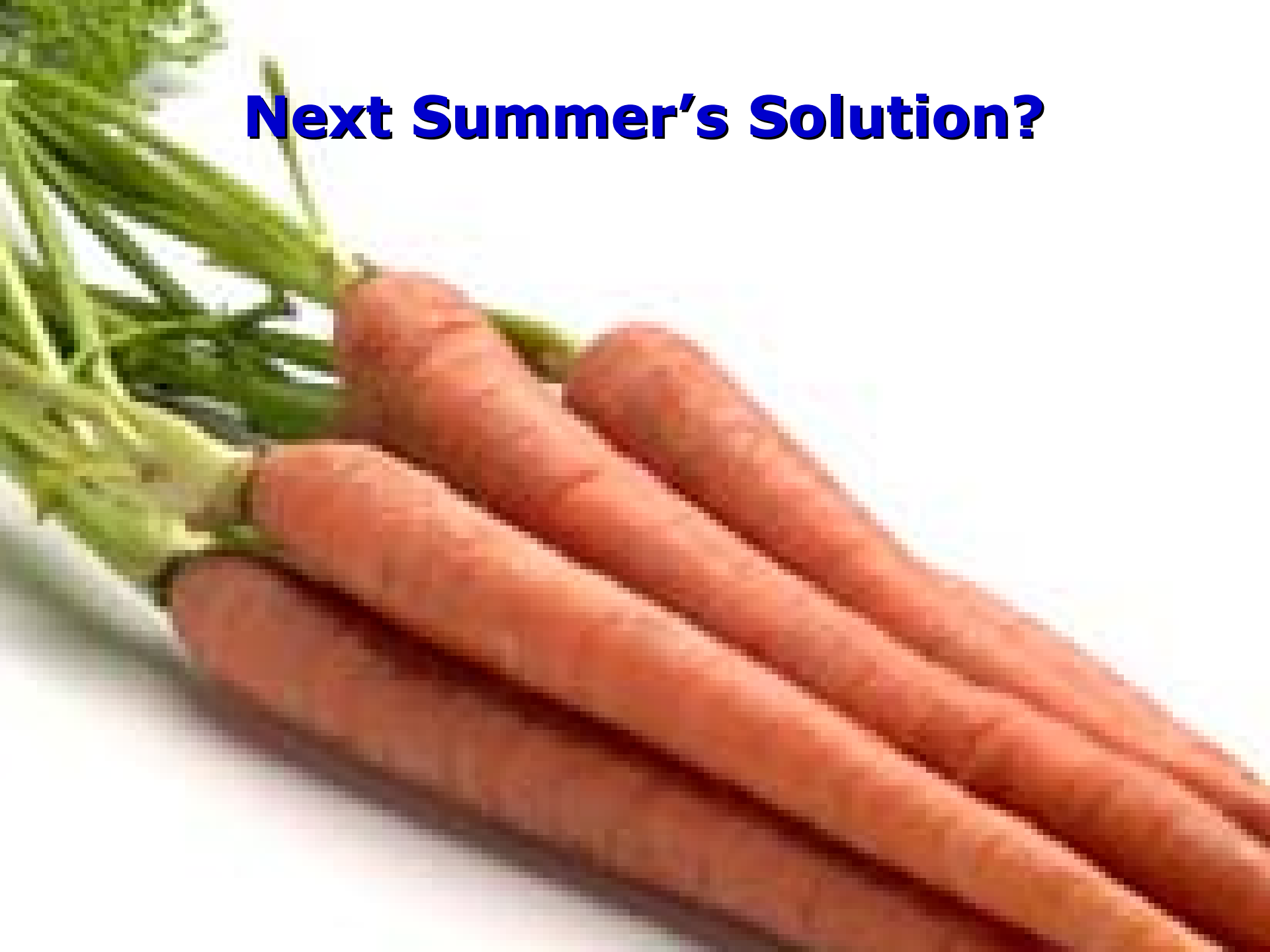
Last Winter's Solution



This Spring's Solution



Next Summer's Solution?



What Else Do We Have Again?



Isn't There Something Else We Have?



Two Things We Know Will Happen

- 1. Local governments will be required to do GHG inventories, including GHGs associated with VMT and land use.**
- 2. COGs will be given GHG targets, including targets associated with VMT and land use.**

Okay, now what?

Will CEQA Help?

1. CEQA's good at *making sure the worst thing doesn't happen*
2. CEQA's impact will be limited to *feasible mitigation measures*
3. CEQA will help *minimize GHG growth* but won't help in *reducing GHG*

What Else Do We Have Again?



Do We Dare Do This?



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Isn't There Something Else We Have?



Long History of Sticks and Markets With Air and Land

Air Regulation:

RECLAIM, Acid Rain


Land Regulation:

TDRs, Mitigation Banking

The Regional Trading Pit

- **Use COG-level GHG/VMT targets to create GHG/VMT credits**
- **Allow trading among local governments and developers – a land-use only “cap-and-trade”**
- **Possibly could create offsets to sell to other sectors**
- **Does not replace Blueprint; you still have to do all that**

Three Rules

1. You town is not unique
2. There is no other town absolutely identical to yours that has faced exactly the same problems and solved them all
3. You can't buy political will on 

For more ...

www.solimar.org

www.cp-dr.com

